175.0	0005	0006.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	682,500 /	682,500
USE VALUE:	682,500 /	682,500
ASSESSED:	682,500 /	682,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
76		WILLIAMS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LAWTON ELLEN M
Owner 2:	SHRIBER JONATHAN L
Owner 3:	
Street 1:	76 WILLIAMS ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CREMINS DANIEL V -
Owner 2:	-
Street 1:	76 WILLIAMS ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .107 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1956, having primarily Wood Shingle Exterior and 1696 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4649.000	290,900		391,600	682,500
Total Card	0.107	290,900		391,600	682,500
Total Parcel	0.107	290,900		391,600	682,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 402.42 | /Parcel: 402.42

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	117457
GIS Ref	
GIS Ref	
Insp Date	09/05/17

!13667!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 175.0-0005-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	290,900	0	4,649.	391,600	682,500		Year end	12/23/2021
2021	101	FV	280,700	0	4,649.	391,600	672,300		Year End Roll	12/10/2020
2020	101	FV	280,800	0	4,649.	391,600	672,400	672,400	Year End Roll	12/18/2019
2019	101	FV	224,000	0	4,649.	386,000	610,000	610,000	Year End Roll	1/3/2019
2018	101	FV	224,000	0	4,649.	296,500	520,500	520,500	Year End Roll	12/20/2017
2017	101	FV	204,200	0	4,649.	279,700	483,900	483,900	Year End Roll	1/3/2017
2016	101	FV	204,200	0	4,649.	257,400	461,600	461,600	Year End	1/4/2016
2015	101	FV	191,200	0	4,649.	240,600	431,800	431,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:29:51

LAST REV

Date	Time
10/18/18	15:52:44
danam	

USER DEFINED

Prior Id # 1:	117457
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13667

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CREMINS DANIEL	42910-563		5/27/2004		413,300	No	No		
	12302-355		10/3/1972		33,900	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/7/2018	1116		15,000	C				
11/23/2016	1452	Addition	40,000	O				mudrm addition
10/19/2016	1277	Redo Kit	54,000	O				
4/7/2006	243	Re-Roof	7,900					

ACTIVITY INFORMATION

Date	Result	By	Name
9/5/2017	Meas/Inspect	DGM	D Mann
9/5/2017	Permit Visit	DGM	D Mann
10/23/2008	Meas/Inspect	345	PATRIOT
9/16/2004	MLS	MM	Mary M
1/4/2000	Meas/Inspect	243	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4649		Sq. Ft.	Site		0	70.	1.20	6									391,629						391,600	

Total AC/HA:	0.10673	Total SF/SM:	4649	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	391,629	Spl Credit		Total:	391,600

EXTERIOR INFORMATION

Type:	5 - Cape
Sty Ht:	1T - 1 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GRAY
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal	2 - Plaster	
Sec Int Wall:		%
Partition:	T - Typical	
Prim Floors:	3 - Hardwood	
Sec Floors:	4 - Carpet	30 %
Bsmnt Flr:	12 - Concrete	
Subfloor:		
Bsmnt Gar:		
Electric:	3 - Typical	
Insulation:	2 - Typical	
Int vs Ext:	S	
Heat Fuel:	2 - Gas	
Heat Type:	3 - Forced H/W	
# Heat Sys:	1	
% Heated:	100	% AC:
Solar HW:	NO	Central Vac: NO
% Com Wal		% Sprinkled

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.26910377
Const Adj.:	0.98696071
Adj $ / SQ:	137.781
Other Features:	80500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	357397
Depreciation:	66476
Depreciated Total:	290921

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs: 7	BRs: 3	Baths: 1	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

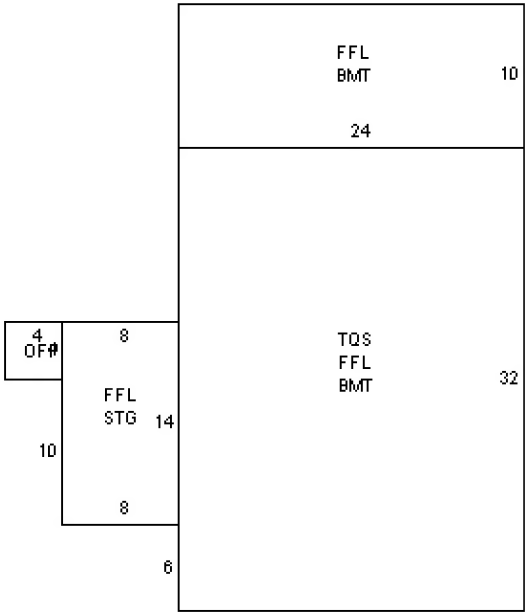
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	137.78
Special Features:	0	Val/Su Net:	102.72
Final Total:	290900	Val/Su SzAd	171.52

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,120	137.780	154,315
BMT	Basement	1,008	41.330	41,665
TQS	3/4 Story	576	137.780	79,362
STG	Storage	112	7.680	861
OFP	Open Porch	16	43.430	695

Net Sketched Area:	2,832			Total:	
Size Ad	1696	Gross Area	3824	FinArea	1696

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 175.0-0005-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:		Total Special Featues:		Total: